

December 26, 2019



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, December 19, 2019 at 1:00 p.m.
Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland

Attendance:

Commission Members:

Scott Kane, Chairman
David McQuay, Vice Chairman
John "Jack" Hall
Tammy Broll

Staff:

Mary O'Donnell, Assistant County Attorney
Miguel Salinas, Assistant Planning Officer
Elisa Deflaux, Environmental Planner
Chris Corkell, Recording Secretary

1. Call to Order - The Chair called the meeting to order on December 19, 2019 at 1:00 p.m.
Mr. Kane opened the meeting.

2. Administrative Matters – Mr. Kane talked about potential changes in the STR regulations that was discussed at a work session held by the County Council on December 18, 2019. Draft legislation will be developed by the County Attorney's Office. Mary O'Donnell explained the legislation process and stated she the legislation could be introduced by the Council in January. Mr. Kane noted for the record he would be out for the month of January and 1st week of February. He thanked the staff and County Attorney for the excellent job in preparing and pulling the material together for the meetings. He also thanked Tammy Broll for serving her full term with the Board.

3. Minutes – No minutes were available to approve.

4. Old Business - None.

5. New Business -

a. Benoni Cove/Broadview Properties, LLC, ST-465-BRP, 4654 Devon Path, Royal Oak, MD 21662, (Map 52, Grid10, Parcel 2, Zoned Rural Conservation). The Applicant asked for a postponement of their application as they are working with the state to reinstate their corporation good standing with the state of Maryland.

b. Marcelo Cabrol and Carola Alvarez, ST-910-CAB, 9103 Mallard Point Court, McDaniel, MD 21647, (Map 22, Grid 16, Parcel 322, Lot 18, Zoned Rural Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Eastern Shore Vacation Rentals, Jodie Hardesty/Resident Agent attended the meeting and also spoke on the behalf of the applicants. Ms. Alvarez discussed her rental property and application. The room above the garage and other

52 certain areas would be locked and not used as bedrooms. Mr. Salinas spoke about the
53 inspections and that they approved by the County. Ms. O'Donnell explained to the
54 Board about the notifications. Ms. Broll asked if the other properties in the
55 neighborhood were licensed as Short-Term Rentals. Ms. Alvarez stated the neighbor
56 next door has a Short-Term Rental.

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58 The Board called for Public comment and Mr. Cappranico spoke about the neighbor.
59 Ms. Grobaker recently passed away. H stated he was a long-time friend and he knew
60 she was a conservative person. Her estate is being handled by an attorney and the
61 property is going to stay in the family. Written comments were received by the Board
62 from Ms. Susan duPont.

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64 **Ms. Broll made a motion to approve the STR application for four bedrooms for**
65 **9103 Mallard Point Court, with staff conditions, seconded by Mr. Hall. The**
66 **motion carried unanimously (4-0-1, Mrs. Suss absent for the vote).**
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68 **6. Other Matters for Discussion – None.**
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70 **7. Adjournment -** The Chair called the meeting to adjourn. The meeting was adjourned at
71 1:35 p.m.

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73 Read and approved by the Board on 7/21/2020.

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77 _____
78 Chairman